



 RAMPTON  
BASELEY

HARBUT ROAD, SW11 / FREEHOLD

## SW11 / FREEHOLD

**THIS IMMACULATE FOUR-BEDROOM FAMILY HOME BOASTS FOUR BEDROOMS AND SPANS ACROSS FOUR FLOORS, OFFERING APPROXIMATELY 1,967 SQ FT OF LIVING AND ENTERTAINMENT SPACE. THIS FANTASTIC PROPERTY HAS BEEN ELEVATED BY THE ADDITION OF A SIDE RETURN EXTENSION AND LOFT CONVERSION, COMPLEMENTED BY A GENEROUSLY PROPORTIONED PRIVATE GARDEN.**

On the ground floor you will find a spacious double reception room that showcases a large bay window, a log burning fire, built-in shelving and wood flooring throughout. The rear of this room seamlessly flows into a modern kitchen complete with skylights and bi-folding doors that allow an abundance of natural light to flow in.

The kitchen is well-equipped with built in storage, high end integrated appliances and ample space for a dining table, and a convenient breakfast island. The kitchen can also be accessed directly through the hallway.

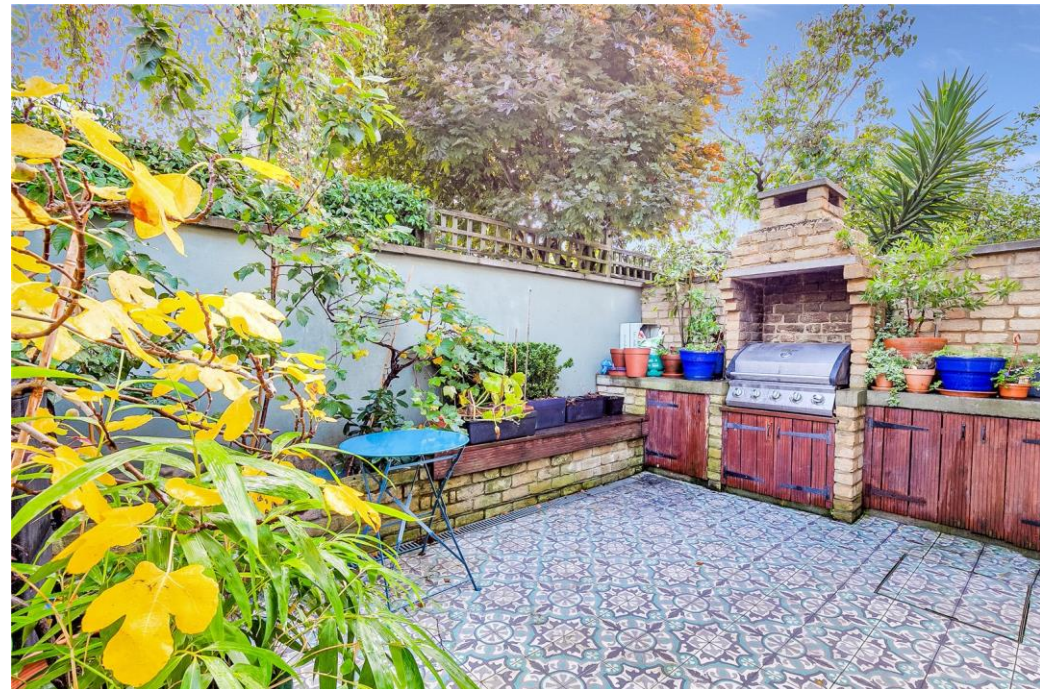
Bi-fold doors lead onto a charming garden featuring a built-in barbeque and ample room for a seating area, making it a perfect setting for outdoor dining and entertaining.

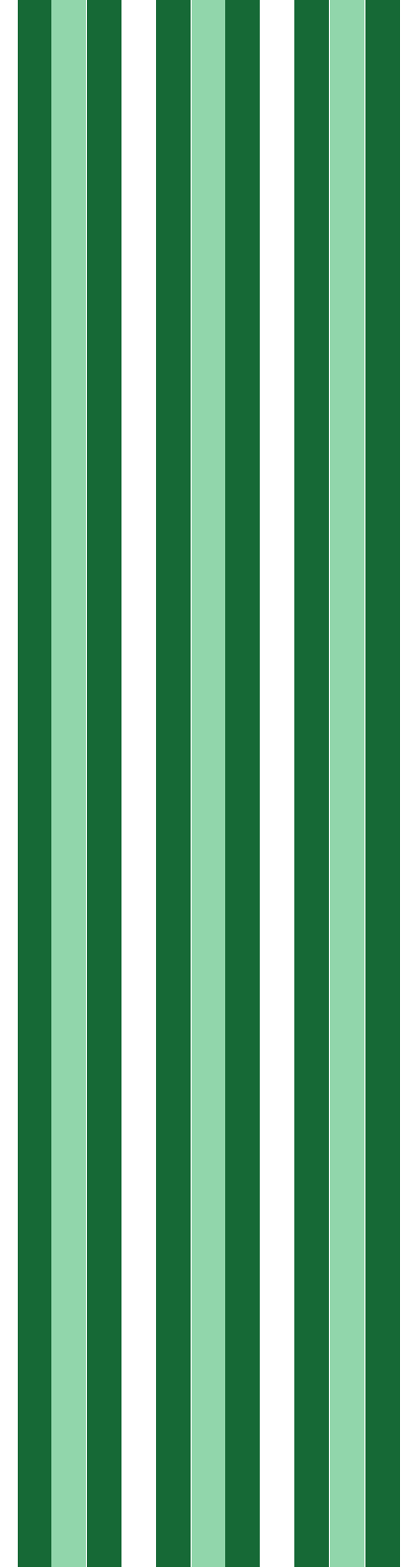




FOUR DOUBLE BEDROOMS | GARDEN |  
ROOF TERRACE | WINE CELLAR

FAMILY ROOM | UTILITY ROOM |  
TWO EN-SUITES





## SW11 / FREEHOLD

Heading up to the first floor, you'll discover three spacious double bedrooms, all benefitting from built-in storage. The largest of these bedrooms also boasts a private ensuite bathroom and a grand bay window. Completing this level is an ideal family bathroom with a shower.

On the second floor, an exceptional master bedroom awaits, complete with a private terrace, an ensuite shower room, and additional loft storage.

The lower ground floor of the property offers additional amenities including a spacious family room, a wine cellar, a shower room and utility room.

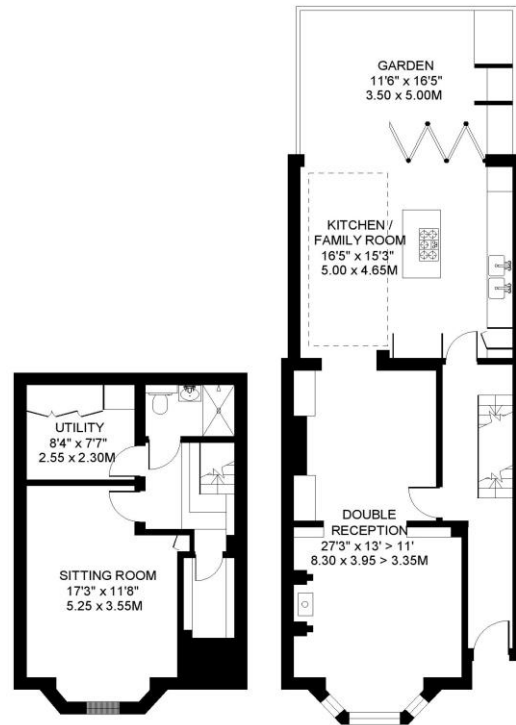
A well-located stylish home located in the heart of a pretty residential street, running North off St John's Hill. The property is conveniently located close to Clapham Junction Station, providing excellent transportation links. A diverse range of bars, restaurants and coffee shops can also be found nearby.

Council Tax Band: F | EPC: D | Tenure: Freehold



HARBUT ROAD  
BATTERSEA  
LONDON SW11

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
 ■■■■ = 1872 SQ.FT / 173.9 SQ.M.  
 APPROXIMATE ADDITIONAL AREAS  
 XXXX = 95 SQ.FT. / 8.8 SQ.M.  
 TOTAL AREAS SHOWN ON PLAN  
 1967 SQ.FT. / 182.7 SQ.M.



LOWER GROUND FLOOR 374 SQ.FT

GROUND FLOOR 688 SQ.FT.



SECOND FLOOR 242 SQ.FT.



FIRST FLOOR 568 SQ.FT.

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 FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplanners.co.uk  
 This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
 Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

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